

## Information for File #2015-01710-MHK

**Applicant:** Pewaukee Development, LLC

**Corps Contact:** Marie Kopka

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**Phone:** (651) 290-5733

**Primary County:** Waukesha

**Section:** 26

**Township:** 7N

**Range:** 19E

**Information Complete On:** August 27, 2015

**Posting Expires On:** September 28, 2015

**Authorization Type:** Section 404 Letter of Permission

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act. We have made a preliminary determination that three of the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act. In addition, an approved jurisdictional determination was made for a storm water retention pond and it was determined that this aquatic resource is not within the Corps jurisdiction. Our jurisdictional review and final jurisdictional determination could result in modifications to the scope of the project's regulated waterbody/wetland impacts and compensatory mitigation requirements identified above. An additional approved jurisdictional determination may be made prior to reaching a permit decision, and would be posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/>.

### Project

**PROJECT DESCRIPTION AND PURPOSE:** The applicant is applying for a Department of the Army permit to discharge fill material into waters of the U.S. for the construction of a 141,541 square foot warehouse building addition, a trailer storage area, a retaining wall, and the installation of a storm sewer line for the purpose of expanding an existing commercial development in the City of Pewaukee. The proposed project is the expansion of the Steinhafels furniture store and distribution center located to the southwest of the intersection between Interstate 94 and County Trunk Highway F. The project is proposed in two phases; the first phase includes the construction of a 104,340 square foot warehouse building in uplands and the second phase includes the additional warehouse addition and construction in waters of the U.S. An existing stormwater retention pond (non-jurisdictional aquatic resource) would also be enlarged as part of this project.

**NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS:** The proposed project would result in the discharge of fill material and permanent loss of 1.37 acres of wetlands adjacent to the Pewaukee River. In addition, 0.55 acre of adjacent wetlands would be temporarily impacted by the construction of a retaining wall on the southern end of the trailer storage area. The 1.37 acres of wetlands that would be loss consists of 0.03 acre of shallow marsh dominated by narrow-leaf cattail, 0.93 acre of fresh wet meadow dominated by reed canary grass, redtop grass and Kentucky bluegrass, and 0.41 acre of shrub-carr dominated by green ash and pussy willow. The 0.55 acre of wetland temporarily impacted consists of a shallow marsh/fresh wet meadow/shrub-carr/hardwood swamp complex.

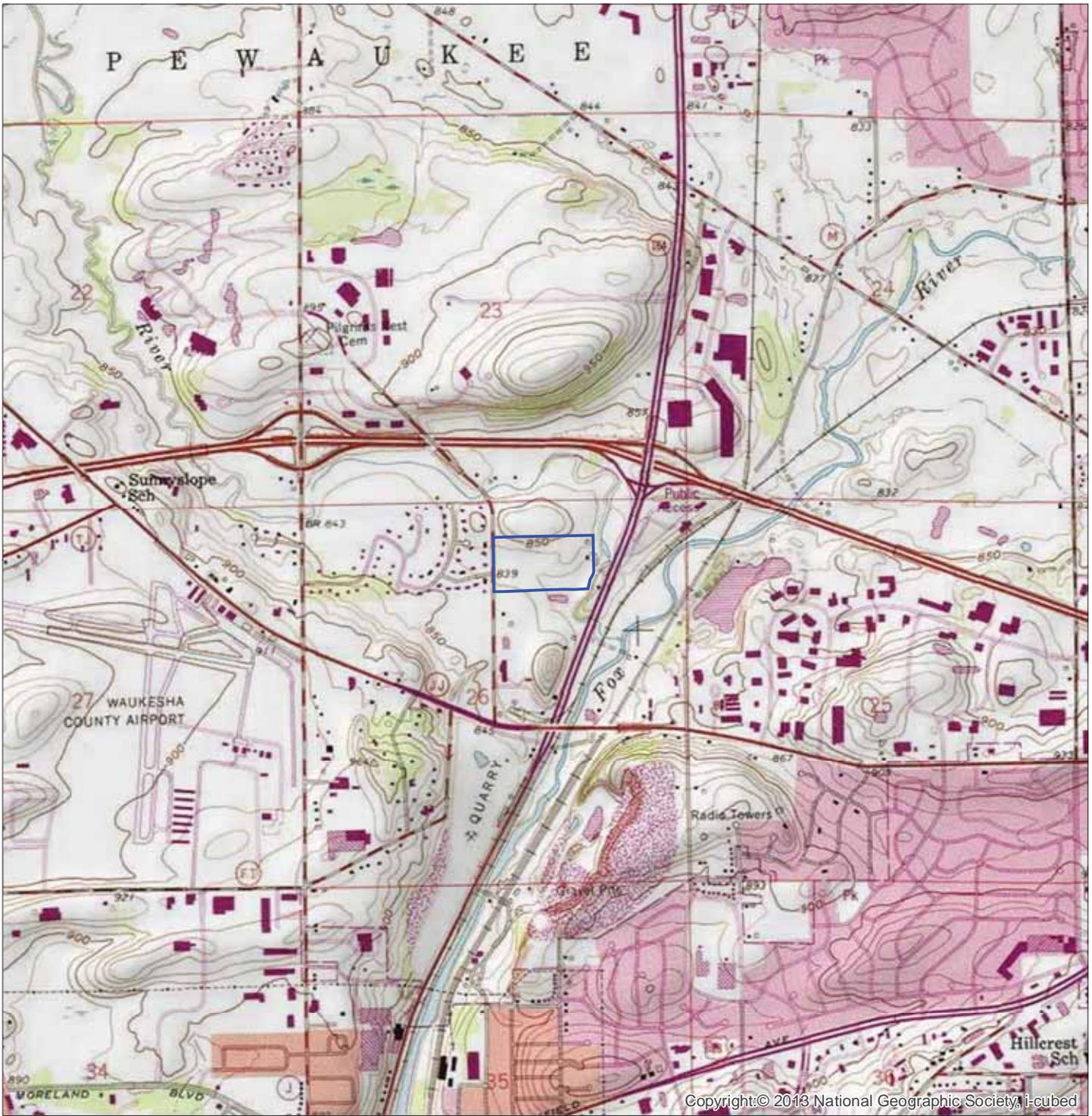
**ALTERNATIVES CONSIDERED:** Five alternative site configurations were considered in addition to the preferred alternative. These alternatives were dismissed due to larger wetland impacts, inadequate warehouse storage space, inefficient use of warehouse space and logistics, and impacts to a screening berm located on the west side of the proposed project. The no-build alternative would avoid impacts to aquatic resources but was not considered by the applicant because it failed to address the purpose of the project.

**COMPENSATORY MITIGATION:** The applicant proposes to fulfill federal compensatory mitigation requirements by purchasing credits at a federally approved mitigation bank or by purchasing advanced credits from the Wisconsin Wetland Conservation Trust (In-Lieu Fee) contingent upon Corps approval.

Additional information is available upon request.

**Drawings** See attached exhibits labeled, MVP-2015-01710-MHK, Pages 1 through 3.

VA:1937;arctiva:193708245307;dl:\mxd\5\Final\_Irono\_Steinhafels\_Pewaukee.mxd Revised: 2015-05-07 By: kblabroca



**Legend**  
 Approximate Project Boundary

- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
  2. Data Sources Include: Stantec, WDOT
  3. Background: USGS 7.5' Topographic Quadrangles

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Figure No.  
**1**  
 Title  
**Project Location and Topography**

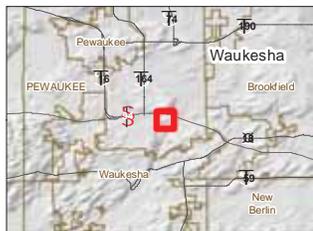
Client/Project  
 Steinhafels Pewaukee  
 Wetland Delineation

Project Location  
 17N, R19E, S26  
 C. of Pewaukee  
 Waukesha Co., WI

193703446  
 Prepared by JD on 2015-01-06  
 Technical Review by MP on 2015-04-28  
 Independent Review by EP on 2015-04-30



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- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
  2. Data Sources Include: Stantec, WDNR, WDOT
  3. Orthophotography: 2013 NAIIP

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**Legend**

- Project Boundary
- Temporary Impact Zone
- Facility Expansion Area  
Alternative E
- Building
- Parking Lot

- Wetland Community Type**
- Wet Meadow
  - Mowed Wet Meadow
  - Hardwood Swamp
  - Scrub Shrub
  - Shallow Marsh
- DNR 24k Hydrography**
- Perennial Stream
  - Intermittent Stream
  - Waterbody

Figure No.

5

**DRAFT**

Title

**Site Plan Option E  
(Preferred Alternative)**

Client/Project  
Steinhafels Pewaukee  
Wetland Permit Application

Project Location 193703446  
T7N, R19E, S26 Prepared by KAS on 2015-07-27  
C. of Pewaukee Technical Review by MP on 2015-07-28  
Waukesha Co., WI Independent Review by XX on 2015-XX-XX

